

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of PDR 4.000 and RR; F/J-B (partial) Zoning District  
and Establishing the Same as PDR 3.700; F/J-B (partial) District**

**Be it Ordained by the Durham City Council:**

**Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1100026 and Voted on June 18, 2012 to approve the Zoning Map Change described herein.**

**Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of PDR 4.000 and RR; FJ-B (partial) Zoning and placing the same in and establishing the same as PDR 3.700; F/J-B (partial) Zoning.**

**All property as follows, and to the centerlines of any adjoining public rights-of way:**

All that tract, piece or parcel of land lying and being situated in the Township of Carr, County of Durham and State of North Carolina; being more particularly bounded and described as follows:

COMMENCING at a North Carolina Geodetic Survey (NCGS) monument designated "SUSAN", having a published state plane coordinate of N 797,395.830', E 2,061,703.255' (NC-NAD83); thence, S 67°-31'-11" E 2,923.28' (grid tie) to an NCGS monument designated "CLEMENTS", having a published state plane coordinate of N 796,278.073', E 2,064,404.405' (NC-NAD83); thence, S 67°-34'-23" E 466.22' to the intersection of the southern right-of-way margin of Leesville Road (an existing 60' public right-of-way) and the eastern line of the lands of, now or formerly (N/F), Timothy Randall Clements (PB 182, pg 250; PB 132, pg 115); said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 796,100.21', 2,064,835.36'; thence, from said POINT OF BEGINNING, along the eastern line of said lands of Clements, S 02°-29'-34" W 998.82' to the northernmost corner of the lands of, N/F, AIS Forestry & Farming, LLC (DB 6563, pg 256); thence, along the lines of said lands of AIS Forestry & Farming, LLC, the following three (3) courses: 1) S 11°-28'-56" W 301.96'; 2) S 88°-50'-19" E 194.86'; 3) S 01°-27'-06" W 1,301.68' to the northwestern corner of the lands of, N/F, Rickey Edward Chandler and wife, Cecile T. Chandler (DB 987, pg 785; PB 143, pg 11; PB 94, pg 187); thence, along said lands of Chandler, the following two (2) courses: 1) S 89°-01'-39" E 297.99'; 2) S 01°-32'-26" W 400.07' to a point in the northern line of the lands of, N/F, James F. Keith (DB 316, pg 397); thence, along said lands of Keith, S 89°-01'-57" E 558.54' to a point in the northwestern right-of-way margin of Andrews Chapel Road (an existing 60' public right-of-way); thence, along the northwestern right-of-way margin of said Andrews Chapel Road the following four (4) courses: 1) through the arc of a curve to the left, having a central angle of 2°-00'-52", a radius of 2,997.75', an arc length of 105.40', and a chord course of S 35°-02'-02" W 105.38'; 2) S 34°-01'-36" W 1,111.25'; 3)

through the arc of a curve to the right, having a central angle of 36°-38'-36", a radius of 1,450.00', an arc length of 927.34', and a chord course of S 52°-20'-54" W 911.61'; 4) S 70°-40'-12" W 66.43' to the southwestern corner of the lands of, N/F, John H. Gurley (DB 2233, pg 835; PB 32, pg 136); thence, along said lands of Gurley, N 00°-47'-04" W 671.85' to the common southern corner of the lands of, N/F, Classy Properties (DB 1899, pg 332; PB 130, pg 107) and the lands of, N/F, AIS Forestry & Farming, LLC (DB 6563, pg 256, Tract #3; DB 392, pg 185); thence, along the southern line of said lands of AIS Forestry & Farming, LLC, N 87°-48'-47" W 1,175.81'; thence, continuing along said lands of AIS Forestry & Farming, LLC, N 87°-48'-47" W 1,227.21' to the southeastern corner of "Tract 1" as shown on a plat titled "Subdivision and Recombination of the Lands of Stephens Enterprises, LLC, AIS Forestry & Farming, LLC, James F. Keith & Classy Properties", dated November 7, 2011, and prepared by MSS Land Consultants, PC; thence, along said "Tract 1" the following nine (9) courses: 1) N 87°-48'-47" W 49.35'; 2) N 15°-04'-34" W 1,010.20'; 3) N 01°-01'-11" W 413.25'; 4) N 50°-29'-12" W 335.00'; 5) N 05°-10'-43" W 484.40'; 6) N 58°-17'-39" E 433.00'; 7) N 42°-10'-27" W 374.12'; 8) N 14°-09'-46" W 203.91'; 9) N 00°-00'-00" E 67.69' to a point in the southern terminus of the right-of-way of Adventure Trail (a 60' private right-of-way (PB 81, pg 1)); thence, along the southern terminus of said right-of-way of Adventure Trail, the following two (2) courses: 1) S 59°-57'-03" E 39.26'; 2) S 58°-17'-39" E 21.34' to the terminus of the eastern right-of-way margin of said Adventure Trail; thence, along said lands of Stephens Enterprises, LLC, the following two (2) courses: 1) S 58°-17'-39" E 196.04'; 2) S 42°-10'-27" E 147.38' to a southwestern corner of the lands of, N/F, Barbara Marlene Ross (DB 123, pg 420; PB 76, pg 20); thence, along said lands of Ross and the lands of, N/F, Marshall T. Ross (DB 1081, pg 456; PB 100, pg 177), the following six (6) courses: 1) N 03°-12'-37" E 753.15'; 2) N 10°-20'-35" W 1,359.65'; 3) N 76°-01'-20" E 59.90'; 4) N 12°-21'-50" E 150.00'; 5) N 89°-35'-50" E 420.00'; 6) N 12°-22'-50" E 208.33' to a point on the southern right-of-way margin of Leesville Road; thence, along the southern right-of-way margin of Leesville Road, the following ten (10) courses: 1) N 89°-48'-50" E 346.49'; 2) through the arc of a curve to the left, having a central angle of 6°-35'-57", a radius of 3,499.06', an arc length of 403.01', and a chord course of N 86°-30'-52" E 402.79'; 3) N 83°-12'-53" E 192.07'; 4) through the arc of a curve to the right, having a central angle of 14°-59'-32", a radius of 1,261.97', an arc length of 330.21', and a chord course of S 89°-17'-21" E 329.27'; 5) S 81°-47'-35" E 373.25"; 6) through the arc of a curve to the right, having a central angle of 30°-53'-36", a radius of 643.25', an arc length of 346.83', and a chord course of S 66°-20'-47" E 342.65'; 7) S 50°-53'-59" E 853.81'; 8) through the arc of curve to the left, having a central angle of 12°-13'-08", a radius of 2,704.11', an arc length of 576.68', and a chord course of S 57°-00'-35" E 575.58'; 9) S 63°-07'-09" E 299.40'; 10) through the arc of a curve to the left, having a central angle of 6°-30'-44", a radius of 2,203.09', an arc length of 250.40', and a chord course of S 66°-22'-31" E 250.26' to the POINT OR PLACE OF BEGINNING; containing 431.61 acres of land, more or less, according to a survey by MSS Land Consultants, PC, dated November 21, 2011.

**Section 3. This Ordinance shall be in full force and effect from and after its passage.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**